

Received  
Planning Division  
05/01/2024

EXHIBIT 3.6

Washington County, Oregon 2010-053176  
07/14/2010 11:09:29 AM

D-DBS Cnt=1 Sht=22 | REED  
\$10.00 \$5.00 \$11.00 \$15.00 - Total = \$41.00

RK Wilson Corporation  
PO Box 1489  
Clackamas, OR 97015  
Grantor's Name and Address  
Ronnie K. Wilson  
PO Box 1489  
Clackamas, OR 97015  
Grantee's Name and Address  
After recording, return to (Name, Address, Zip):  
Ronnie K. Wilson  
PO Box 1489  
Clackamas, OR 97015  
Until requested otherwise, send all tax statements to (Name, Address, Zip):  
Same as above



Richard Hobernicht, Director of Assessment and Taxation and Ex-Officio County Clerk for Washington County, Oregon, do hereby certify that the within instrument of writing was received and recorded in the book of records of said county.  
Richard Hobernicht, Director of Assessment and Taxation, Ex-Officio County Clerk



SPACE RESERVED FOR RECORDER'S USE

Witness my hand and seal of County affixed.

NAME TITLE  
By \_\_\_\_\_, Deputy.

Recorded By Titor Title  
Courtesy Only. Not Examined  
47251049836

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that R.K. Wilson Corporation, an Oregon corporation

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Ronnie K. Wilson hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Washington County, State of Oregon, described as follows, to-wit:

See attached Exhibit 'A'

Note: This transfer is from a wholly owned corporation to individual ownership. The original purchase was paid for by Ronnie K. Wilson, individually.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 0.00. However, the actual consideration consists of or includes other property or value given or promised which is  part of the  the whole (indicate which) consideration. (The sentence between the symbols  $\oplus$ , if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on July 12, 2010; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

R.K. Wilson Corporation,  
By Ronnie K. Wilson, President

STATE OF OREGON, County of Multnomah ss.

This instrument was acknowledged before me on \_\_\_\_\_  
by \_\_\_\_\_  
This instrument was acknowledged before me on July 12, 2010  
by Ronnie K. Wilson  
as President  
of R.K. Wilson Corporation

Notary Public for Oregon  
My commission expires 07-28-12



EXHIBIT "A"

Tax Account Number(s): R0003622

the following described real property in the State of Oregon and County of Washington free of encumbrances, except as specifically set forth herein:

A parcel of land located in the Northwest quarter of the Northeast quarter of Section 12, Township 1 South, Range 1 West, of the Willamette Meridian, in the County of Washington and State of Oregon, being further described as follows:

Beginning at the Southwest corner of Lot 3, SYLVAN HILLS, a duly recorded plat in the Washington County Plat Records; thence South 07° 21' 18" East, along the East line of that land conveyed to John Pointer, et ux, by Deed recorded in Book 128, Page 87 of the Washington County Deed Records, a distance of 174.36 feet to a half inch iron pipe at the Southwest corner of Lot 5, SYLVAN HILLS; thence South 07° 16' 14" East, a distance of 106.96 feet to an iron rod set in Survey Number 24282 of the Washington County Survey Records; thence South 82° 27' 59" West, a distance of 15.67 feet to a brass screw as set in said survey number 24282; thence North 07° 16' 20" West, a distance of 5.71 feet to a brass screw as set in said survey; thence South 82° 26' 05" West, a distance of 78.01 feet to an iron rod as set in said survey; thence South 13° 14' 20" East, a distance of 24.21 feet to an iron rod as set in said survey; thence South 06° 05' 18" West, a distance of 12.29 feet to an iron rod as set in said survey; thence South 82° 29' 20" West, a distance of 148.25 feet to an iron rod; thence South 17° 10' 40" East along the Easterly edge of a 12.00 foot wide strip of land for driveway purposes, a distance of 168.40 feet to an iron rod set on the Northerly right of way line of SW Canyon Lane; thence continuing South 17° 10' 40" East, a distance of 20.33 feet to the centerline of said SW Canyon Lane; thence South 62° 30' 05" West along said centerline, a distance of 12.20 feet; thence North 17° 10' 40" West, a distance of 20.33 feet to an iron rod set on said North right of way line; thence continuing North 17° 10' 40" West, a distance of 140.19 feet to an iron pipe; thence North 50° 02' 20" West along the Northeasterly line of a tract of land conveyed to Marion Rogers by a Deed recorded in Book 309 Page 373, a distance of 114.51 feet to an iron pipe; thence North 08° 25' 10" West, a distance of 121.57 feet to an iron rod as set in Survey Number 8074; thence North 78° 55' 47" East, a distance of 208.18 feet to an iron rod as set in Survey Number 8697; thence North 08° 28' 23" West, a distance of 91.34 feet to an iron rod; thence North 81° 23' 57" East, a distance of 32.74 feet to an iron rod (also referred to as an iron bar); thence North 07° 21' 18" West, a distance of 33.14 feet to an iron rod; thence North 82° 38' 42" East, a distance of 90.30 feet to the true point of beginning.

EXCEPTING THEREFROM that portion conveyed to Arthur Dean Jones III by instrument recorded March 4, 1999 as Recorder's Fee No. 99027062, said portion being more particularly described as follows:

A tract of land being part of the land described in Parcel Four of Fee No. 96025537, Washington County Deed Records, being located in the Northwest one-quarter of the Northeast one-quarter of Section 12, Township 1 South, Range 1 West of the Willamette Meridian, Washington County, Oregon, being further described as follows:

Commencing at a point on the center line of SW Canyon Lane (County Road #210), said point being the most Southwesterly corner of the land described in Fee No. 97083863, Washington County Deed Records; thence North 07° 10' 40" West, along the West line of thereof, a distance of 188.73 feet to the Northwesterly corner of said Fee No. 97083863 and the true point of beginning; thence North 08° 58' 46" West, a distance of 4.58 feet; thence North 82° 29' 20" East, parallel to the North line of said Fee No. 97083863, a distance of 88.39 feet; thence South 07° 16' 14" East, along the Northerly extension of the East line of said Fee No. 97083863, a distance of 4.58 feet to the Northeasterly corner thereof; thence South 82° 29' 20" West, along the North line of said Fee No. 97083863, a distance of 88.25 feet to the point of beginning.

Received  
Planning Division  
05/01/2024

TRANSNATION 44y0036030w



After Recording, Return to:  
Ronnie K. Wilson  
PO Box ~~1298~~ 1489  
Clackamas, OR 97015

Until a change is requested, tax statements shall be sent to the following address:  
Ronnie K. Wilson  
PO Box ~~1298~~ 1489  
Clackamas, OR 97015

**STATUTORY WARRANTY DEED**  
(Individual)

Washington County, Oregon 2005-130421  
10/19/2005 03:45:12 PM  
D-DW Cnt=1 Str=22 I REED  
\$10.00 \$6.00 \$11.00 \$361.00 - Total = \$388.00



00853317200501304210020023

I, Jerry Hanson, Director of Assessment and Taxation and Ex-Officio County Clerk for Washington County, Oregon, do hereby certify that the within instrument of writing was received and recorded in the book of records of said county.



Jerry Hanson  
Jerry R. Hanson, Director of Assessment and Taxation, Ex-Officio County Clerk



WASHINGTON COUNTY  
REAL PROPERTY TRANSFER TAX  
\$ 361.00 10-19-05  
FEE PAID DATE

(Above Space Reserved for Recorder's Use)

Jeff S. Rice and Wade D. Williams

conveys and warrants to  
Ronnie K. Wilson, a single man

the following described real property in the State of Oregon and County of Washington free of encumbrances, except as specifically set forth herein:

A part of that Tract of land conveyed to John Pointer, et ux, by Deed recorded in Volume 125, Page 87, of Washington County, Deed Records, in the County of Washington and State of Oregon, and more particularly described as follows:

Commencing at the Southeast corner of said John Pointer Tract and running; thence North 7°10' West along the Westerly line of SYLVAN HILLS, a recorded Plat, a distance of 420.27 feet to an iron bar the true point of beginning of the herein described Tract; thence South 82°50' West a distance of 90.00 feet to an iron bar; thence North 7°10' West along the Easterly line and the Southerly extension thereof of a Tract conveyed to the West  
(Continued)

Tax Account Number(s): R0003506

This property is free of encumbrances, EXCEPT:  
Covenants, conditions, restrictions, rights of way, easements and reservations now of record.

The true consideration for this conveyance is \$360,500.00  
Which is paid to an accommodator pursuant to an IRC 1031 exchange.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

DATED this 14 day of October, 2005.

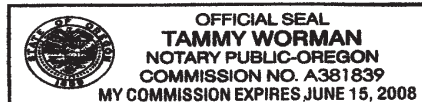
Jeff S. Rice

Wade D. Williams

STATE OF OREGON, COUNTY OF WASHINGTON) ss.

The foregoing instrument was acknowledged before me this 14th day of October, 2005, by Jeff S. Rice and Wade D. Williams.

Tammy Worman  
Notary Public for Oregon  
My Commission Expires: 6-15-2008



Order No.: 44y0036030w



STATUTORY WARRANTY DEED  
(CONTINUED)

LEGAL DESCRIPTION (Continued)

Order No.: 44y0036030

Slope Water District by Deed recorded in Volume 242, Page 285, of Washington County, Deed Records, a distance of 139.21 feet to an iron bar on the Southerly right-of-way line of the Sunset Highway; thence following said highway right-of-way line on the arc of 11,659.16 foot radius curve to the left (the long chord of which curve bears North 81°09'30" East 90.03 feet) a distance of 90.03 feet to an iron bar on the Westerly line of said SYLVAN HILLS; thence South 7°10' East a distance of 141.83 feet to the place of beginning.

Received  
Planning Division  
05/01/2024



Washington County, Oregon 2012-011894  
02/17/2012 02:11:58 PM  
D-DW Cnt=1 Stn=22 I REED  
\$15.00 \$5.00 \$11.00 \$15.00 - Total = \$46.00



01676391201200118940030036

I, Richard Hobernicht, Director of Assessment and Taxation and Ex-Officio County Clerk for Washington County, Oregon, do hereby certify that the within instrument of writing was received and recorded in the book of records of said county.

Richard Hobernicht, Director of Assessment and Taxation, Ex-Officio County Clerk



After recording return to and  
Until a change is requested, all tax statements shall be sent  
to the following address:  
Tualatin Hills Park & Recreation District  
15707 SW Walker Rd  
Beaverton, OR 97006

### STATUTORY WARRANTY DEED

Ronnie K. Wilson, Grantor, the address for which is P. O. Box 1489, Clackamas, Oregon 97015 conveys and warrants to Tualatin Hills Park & Recreation District, the address for which is 15707 SW Walker Road, Beaverton, OR 97006, Grantee, the following described real property free of encumbrances except as specifically set forth herein:

SEE ATTACHED EXHIBIT "A"  
Tax Account No. R3506

This property is free of encumbrances, EXCEPT: Powers of Clean Water Services; provisions in document recorded 4-26-1947 as No. 273-417.  
The true consideration for this conveyance is \$150,000.00

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

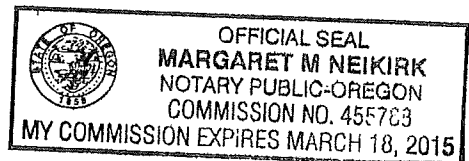
Dated 17 day of February, 2012

Ronnie K. Wilson

STATE OF OREGON, County of: Multnomah

The foregoing instrument was acknowledged before me this 15 day of February, 2012 by  
Ronnie K. Wilson

Notary Public State of Oregon  
My commission expires: 3-18-15



LAWYERS TITLE INS. CORP. 324 000 2127  
Commercial Services

**Exhibit "A"**

**A part of that Tract of land conveyed to John Pointer, et ux, by Deed recorded in Volume 125, Page 87, of Washington County Deed Records, in the City of Beaverton, County of Washington and State of Oregon, and more particularly described as follows:**

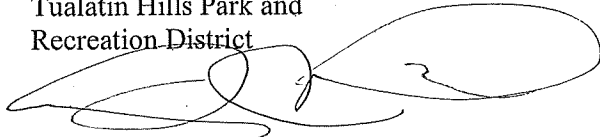
**Commencing at the Southeast corner of said John Pointer Tract and running thence North 7°10' West along the Westerly line of SYLVAN HILLS, a recorded plat, a distance of 420.27 feet to an iron bar the true point of beginning of the herein described property; thence South 82°50' West a distance of 90.00 feet to an iron bar; thence North 7°10' West along the Easterly line and the Southerly extension thereof of a Tract conveyed to the West Slope Water District by Deed recorded in Volume 242, Page 285, of Washington County Deed Records, a distance of 139.21 feet to an iron bar on the Southerly right-of-way line of the Sunset Highway; thence following said Highway right-of-way line on the arc of 11,659.16 foot radius curve to the left (the long chord of which curve bears North 81°09'30" East 90.03 feet) a distance of 90.03 feet to an iron bar on the Westerly line of said Sylvan Hills; thence South 7°10' East a distance of 141.83 feet to the place of beginning.**

**Subject to:**

APPROVAL & ACCEPTANCE BY TUALATIN HILLS PARKS  
AND RECREATION DISTRICT

In accordance with ORS 93.808, Tualatin Hills Park and Recreation District approves the conveyance as set forth in this instrument.

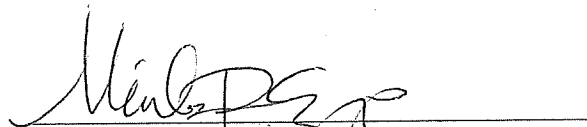
Tualatin Hills Park and  
Recreation District



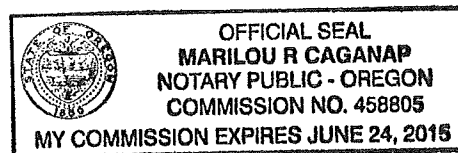
By: Doug Menke  
Its: General Manager

STATE OF OREGON  
COUNTY OF Washington

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of  
February, 2013 by Doug Menke, as  
General Manager, of Tualatin Hill Park and Recreation District, on  
behalf of said government entity.



Notary Public for Oregon  
My Commission Expires: 6/24/15



Received  
Planning Division  
05/01/2024



Commercial Branch  
File No. 32F0002123

After recording return to:  
Tualatin Hills Park & Recreation District  
Attn: Wil Eadie  
15707 SW Walker Rd  
Beaverton, OR 97006

Until a change is requested, all tax statements shall be sent  
to the following address:  
Tualatin Hills Park & Recreation District  
Attn: Wil Eadie  
15707 SW Walker Rd  
Beaverton, OR 97006

Washington County, Oregon **2012-065550**  
D-DW  
Stn=11 C WHITE **08/10/2012 11:42:11 AM**  
\$30.00 \$11.00 \$5.00 \$15.00 \$367.00 **\$428.00**  
I, Richard Hobernicht, Director of Assessment and Taxation and Ex-  
Officio County Clerk for Washington County, Oregon, do hereby  
certify that the within instrument of writing was received and  
recorded in the book of records of said county.  
Richard Hobernicht, Director of  
Assessment and Taxation, Ex-Officio

**STATUTORY WARRANTY DEED**

Ronnie K. Wilson, Grantor, conveys and warrants to Tualatin Hills Park & Recreation District, a park and recreation district organized under ORS Chapter 26, Grantee, the following described real property free of encumbrances except as specifically set forth herein:

SEE ATTACHED EXHIBIT "A"

Tax Account No. R3622

This property is free of encumbrances, EXCEPT:  
SEE EXHIBIT "A" WITH EXCEPTIONS  
The true consideration for this conveyance is \$367,000.00

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated 8/6/12 day of July, 2012

LAWYERS TITLE INS. CORP. 32F0002123  
Commercial Services





Commercial Branch  
File No. 32F0002123

After recording return to:  
Tualatin Hills Park & Recreation District  
Attn: Wil Eadie  
15707 SW Walker Rd  
Beaverton, OR 97006

Until a change is requested, all tax statements shall be sent  
to the following address:  
Tualatin Hills Park & Recreation District  
Attn: Wil Eadie  
15707 SW Walker Rd  
Beaverton, OR 97006

**STATUTORY WARRANTY DEED**

Ronnie K. Wilson, Grantor, conveys and warrants to Tualatin Hills Park & Recreation District, a park and recreation district organized under ORS Chapter 26, Grantee, the following described real property free of encumbrances except as specifically set forth herein:

SEE ATTACHED EXHIBIT "A"

Tax Account No. R3622

This property is free of encumbrances, EXCEPT:  
SEE EXHIBIT "A" WITH EXCEPTIONS  
The true consideration for this conveyance is \$367,000.00

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated 8/6/12 day of July, 2012

8/6/12

LAWYERS TITLE INS. CORP. 32F0002123W  
Commercial Services

*[Handwritten signature]*

Ronnie K. Wilson

STATE OF OREGON

COUNTY OF MULTNOMAH

The foregoing instrument was acknowledged before me this 8<sup>TH</sup> day of AUGUST, 2012 by Ronnie K. Wilson

*(CR)* *(CR)*

*[Handwritten signature]*

Notary Public State of Oregon

My commission expires: 9-23-14

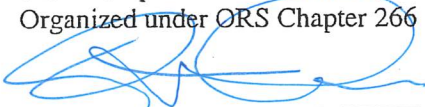
Order No. 32F0002123



APPROVAL & ACCEPTANCE BY TUALATIN HILLS PARKS  
AND RECREATION DISTRICT

In accordance with ORS 93.808, Tualatin Hills Park and Recreation District approves the conveyance as set forth in this instrument.

Tualatin Hills Park and Recreation  
District, a park and recreation district  
Organized under ORS Chapter 266

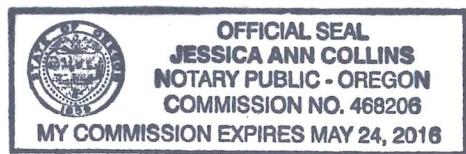


By: Doug Menke  
Its: General Manager

STATE OF OREGON  
COUNTY OF WASHINGTON

The foregoing instrument was acknowledged before me this 8<sup>th</sup> day of August, 2012, by Doug Menke as General Manager of Tualatin Hills Park & Recreation District, on behalf said government entity.

Jessica Collins  
Notary Public for Oregon  
My commission expires May 24, 2016



**Exhibit "A" with Exceptions**

**A parcel of land located in the Northwest quarter of the Northeast quarter of Section 12, Township 1 South, Range 1 West, of the Willamette Meridian, in the County of Washington and State of Oregon, being further described as follows:**

**Beginning at the Southwest corner of Lot 3, SYLVAN HILLS, a duly recorded plat in the Washington County Plat Records; thence South 07°21'18" East, along the East line of that land conveyed to John Pointer, et ux, by Deed recorded in Book 128, Page 87 of the Washington County Deed Records, a distance of 174.36 feet to a half inch iron pipe at the Southwest corner of Lot 5, SYLVAN HILLS; thence South 07°16'14" East, a distance of 106.96 feet to an iron rod set in Survey Number 24282 of the Washington County Survey Records; thence South 82°27'59" West, a distance of 15.67 feet to a brass screw as set in said survey number 24282; thence North 07°16'20" West, a distance of 5.71 feet to a brass screw as set in said survey; thence South 82°26'05" West, a distance of 78.01 feet to an iron rod as set in said survey; thence South 13°14'20" East, a distance of 24.21 feet to an iron rod as set in said survey; thence South 06°05'18" West, a distance of 12.29 feet to an iron rod as set in said survey; thence South 82°29'20" West, a distance of 148.25 feet to an iron rod; thence South 17°10'40" East along the Easterly edge of a 12.00 foot wide strip of land for driveway purposes, a distance of 168.40 feet to an iron rod set on the Northerly right of way line of SW Canyon Lane; thence continuing South 17°10'40" East, a distance of 20.33 feet to the centerline of said SW Canyon Lane; thence South 62°30'05" West along said centerline, a distance of 12.20 feet; thence North 17°10'40" West, a distance of 20.33 feet to an iron rod set on said North right of way line; thence continuing North 17°10'40" West, a distance of 140.19 feet to an iron pipe; thence North 50°02'20" West along the Northeasterly line of a tract of land conveyed to Marion Rogers by a Deed recorded in Book 309 Page 373, a distance of 114.51 feet to an iron pipe; thence North 08°25'10" West, a distance of 121.57 feet to an iron rod as set in Survey Number 8074; thence North 78°55'47" East, a distance of 208.18 feet to an iron rod as set in Survey Number 8697; thence North 08°28'23" West, a distance of 91.34 feet to an iron rod; thence North 81°23'57" East, a distance of 32.74 feet to an iron rod (also referred to as an iron bar); thence North 07°21'18" West, a distance of 33.14 feet to an iron rod; thence North 82°38'42" East, a distance of 90.30 feet to the true point of beginning.**

**EXCEPTING THEREFROM that portion conveyed to Arthur Dean Jones III by instrument recorded March 4, 1999 as Recorder's Fee No. 99027062, said portion being more particularly described as follows:**

**A tract of land being part of the land described in Parcel Four of Fee No. 96025537, Washington County Deed Records, being located in the Northwest one-quarter of the Northeast one-quarter of Section 12, Township 1 South, Range 1 West of the Willamette Meridian, Washington County, Oregon, being further described as follows:**

**Commencing at a point on the center line of SW Canyon Lane (County Road #210), said point being the most Southwesterly corner of the land described in Fee No. 97083863, Washington County Deed Records; thence North 07°10'40" West, along the West line thereof, a distance of 188.73 feet to the Northwesterly corner of said Fee No. 97083863 and the true point of beginning; thence North 08°58'46" West, a distance of 4.58 feet; thence North 82°29'20" East, parallel to the North line of said Fee No. 97083863, a distance of 88.39 feet; thence South 07°16'14" East, along the Northerly extension of the East line of said Fee No. 97083863, a distance of 4.58 feet to the Northeasterly corner thereof; thence South 82°29'20" West, along the North line of said Fee No. 97083863, a distance of 88.25 feet to the point of beginning.**

**Subject to:**

1. **Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the fiscal year 2012-13.**
  
2. **An easement disclosed by instrument,**  
Recorded : **May 18, 1954**  
As : **356-199**  
In favor of : **Portland General Electric Company**  
For : **Electrical lines, telephone lines, poles, wires, guys and facilities and the right to trim tree growth**
  
3. **An easement disclosed by instrument,**  
Recorded : **June 27, 1962**  
As : **465-530**  
In favor of : **Adjacent property**  
For : **Driveway and waterline**
  
4. **An easement disclosed by instrument,**  
Recorded : **November 3, 1965**  
As : **575-658**  
In favor of : **Adjacent property**  
For : **Driveway**
  
5. **An easement disclosed by instrument,**  
Recorded : **May 6, 1982**  
As : **82011422**  
In favor of : **Adjacent property**  
For : **Right-of-way**
  
6. **An easement disclosed by instrument,**  
Recorded : **August 25, 1987**  
As : **87043437**  
In favor of : **Adjacent property**  
For : **Right-of-way**
  
7. **An easement disclosed by instrument, including covenants to bear a share of the maintenance costs,**  
Recorded : **January 29, 1998**  
As : **98007881**  
In favor of : **Adjacent property**  
For : **Ingress and egress including emergency vehicle access**  
  
The above easement was modified by instrument,  
Entitled : **Amendment to Easement Agreement**  
Recorded : **March 4, 1999**  
As : **99027065**
  
8. **An easement disclosed by instrument, including covenants to bear a share of the maintenance costs,**  
Recorded : **January 30, 1998**  
As : **98008596**  
Re-Recorded : **March 27, 1998**  
As : **98029961**  
In favor of : **Adjacent property**  
For : **Ingress and egress including emergency vehicle access**  
  
The above easement was modified by instrument,  
Entitled : **Amendment to Easement Agreement**  
Recorded : **March 4, 1999**  
As : **99027064**

9. **An easement disclosed by instrument, including covenants to bear a share of the maintenance costs,**

**Recorded : January 30, 1998**

**As : 98008597**

**Re-Recorded : March 27, 1998**

**As : 98029960**

**In favor of : Adjacent property**

**For : Ingress and egress including emergency vehicle access**

**The above easement was modified by instrument,**

**Entitled : Amendment to Easement Agreement**

**Recorded : March 4, 1999**

**As : 99027063**